

Rio Arriba County, NM
Land Subdivision Regulations
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Subdivision Ordinance Adopted: 1973
Revised 1987

RIO ARRIBA COUNTY NEW MEXICO

LAND SUBDIVISION REGULATIONS

PART II APPENDICES

- a. Detailed geologic maps and cross-sections derived from geologist's or driller's logs, and descriptions of the aquifer system proposed for production, including information concerning the hydrogeologic boundaries, intake areas and locations of discharge of those aquifers;
 - b. Maps and cross-sections showing the depth to water, detailed water-level contours which reflect water table conditions at the time of the study, direction of ground-water movement and the estimated thickness of saturation in the aquifers;
 - c. Probable yields of the proposed wells (in gallons per minute and acre-feet per year) and probable length of time that the aquifer system will produce water at rates sufficient to meet the demands under full development of the subdivision. This information shall be based on pumping-test analyses performed in accordance with those standards set forth in Section III of Appendix A:
hydrogeologic boundaries, aquifer leakage, and historic water-level changes, giving consideration to mutual interference of the proposed wells and the interference of existing wells; and
 - d. A 40-year schedule of the effects of the projected water withdrawals for the subdivision on ground water level and/or surface water discharges within the subdivision and within one mile of the ~ subdivision boundary.
- A. A hydrologic report, if part or all of the supply is to be obtained from surface-water sources, containing the following information:

- a. Source of water supply;
 - b. Drainage area above the point of diversion;
 - c. Analysis of relevant historical runoff records; and
 - d. Projected water supply available for the subdivision requirements.
5. Fire flow at 20 lbs. per square inch the water system can deliver throughout the subdivision in gallons per minute and the time duration such flow can be maintained.

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6. If the subdivider proposes that a utility certified by the public Service Commission provide water, the subdivider shall provide documentation that the utility is willing and able to provide water to the subdivision.

7. If the subdivider proposes that a municipality, private utility company, or any other private party provide water, the subdivider shall provide documentation that the municipality, company, or party is willing and able to provide water to the subdivision. The documentation shall contain a statement from the municipality, company, or party indicating the quantity and quality of water available to the subdivider and any conditions or limitations pertaining to the use of the water.

F. The subdivider's disclosure statement shall include the following information:

- 1. The minimum daily quantity of water to be provided for each parcel;
- 2. The time at which water will be made available at each parcel, if needed.
- 3. Whether or not the prospective purchaser or lessee will be required to pay for extension of the water system to his parcel, if he desires water prior to the date scheduled under paragraph F.2 above; and
- 4. Life expectancy of the water supply under full development of the subdivision
- 5. Name and address of the source of subdivider's hydrological and geohydrological data.

II. Type-Three, Type-Four and Type-Five Subdivision

A. The water supply for all proposed uses, including domestic uses, shall be provided

by the subdivider unless the subdivider obtains a variance. Where a community~water system is not required, the subdivider may utilize water rights permitted under 72-12-1 NMSA 1978 as administered by the State engineer. The standards applied for granting the variance will be those set forth in Article X, Section C To the extent that the water supply is to be provided by the subdivider, the Regulations applying to Types One and Two subdivisions will apply.

B. If the domestic water supply is to be furnished by the purchaser or lessee of each parcel, the subdivider shall submit reports, prepared by or under the supervision of a registered professional engineer, in accordance with Section 1-3, and as appropriate.

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C The subdivider shall include in a disclosure statement whether or not such a statement is required by Chapter 348, Laws of 1973, the following information:

1. A statement of the proposed uses of water, if any; or
2. A statement disclosing whether the subdivider is to provide domestic water supply or the prospective purchaser or lessee will be required to provide his own domestic water supply;
3. If the prospective purchaser or lessee is to provide his own domestic water supply:
 - a. Average, maximum and minimum depths to ground water within the subdivision
 - b. Recommended total depths of wells
 - C. Estimated yield in gallons per minute of wells completed to recommended total depths
 - d. Life expectancy of the water supply under full development of the subdivision
 - e. Recommended pump settings and size
 - f. Lithologic character of formations through which well is to be completed; and
 - g. Source and yield of surface-water supply, if any;
 - h. Estimated cost of a well completed to the estimated depth and equipped for production.
4. If the subdivider is to provide water for any proposed use, the disclosure statement shall also contain the information required by Section I.F and a description of the means of water delivery.

III. Standards For Pumping Tests

A. On-site pumping tests shall be required for all subdivisions. Tests performed

with bailers shall not be accepted. Pumping tests shall be performed based on sound and accepted hydrologic geologic, or engineering practices. Where conditions permit, pumping tests shall be performed using one or more water-level observation wells. Pumping tests shall be performed at or in excess of twice the anticipated peak production demand for the subdivision at full development. Results of pumping tests performed within one mile of the subdivision may be used in

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support of on-site pumping test data provided that the report demonstrates that the geohydrologic conditions at the site of such tests are comparable to those within the subdivision. The subdivider shall inform the County in writing not less than one week prior to the anticipated start of each pumping test (or tests) in order for the County to independently verify discharge and drawdown measurements. If the subdivider fails to inform the County of a pumping test, the data from such test(s) shall be considered inadequate for submittal.

B. All water supply systems or community water systems shall be required to submit results of 96-hour pumping and recovery tests on each well or wells which will provide water to the subdivision. Recovery measurements shall be collected for a period of seven days or when complete recovery is observed.

C. All subdivisions proposing to supply water to the subdivision utilizing water rights permitted under § 72-12-1 NMSA 1979 shall submit results of 48-hour pumping tests performed on each well or wells which are proposed to supply water to the development. Recovery measurements shall be collected for a period of five days or when complete recovery is observed.

The County may require additional aquifer testing in areas where geologic conditions are complex. However, this requirement should not be interpreted to require more than one pumping test per four parcels.

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RECOMMENDED GUIDELINES FOR COUNTY SUBDIVISION REGULATIONS

Submitted Pursuant to
Section 10A, Chapter 348, Laws of 1973

State Engineer
Bataan Memorial Building
State Capitol
Santa Fe, New Mexico

Revised June 14, 1973

I. Type-one and Type-two Subdivisions

- A. The subdivider shall provide water from existing or proposed water-supply systems for domestic use, fire protection, and any other use that the subdivider proposes.
- B. The subdivider shall provide for the completion of the proposed water-supply systems, in accordance with applicable minimum design standards of the New Mexico Environmental Improvement Agency and the Construction Industries Commission.
- C. The requirements for fire flow shall conform with the standards set forth by the American Insurance Association.
- D. The board of county commissioners may require the subdivider to provide a performance bond or other surety in the amount of the estimated cost of the water-supply system,

and including, as appropriate, the estimated cost of acquiring necessary water rights or rights to water under contract with the owner of a water right.

E. The subdivider shall submit a water-supply plan adequate for the purpose of Subsection I A. above, prepared by or under the supervision of a registered professional engineer, with the plat of the proposed subdivision and shall include the following information:

1. plans and specifications for diversion, storage, and distribution facilities, and a time schedule for their completion;

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2. information showing the volume and peak rate of production of water required in each month to supply each use at full development of the subdivision;

3). a geohydrologic report, if part or all of the supply is to be obtained from ground-water sources, containing the following information:

(a) geologic maps, cross-sections and descriptions of the aquifer systems proposed for production, including information concerning the hydrogeologic boundaries, intake areas and locations of discharge of those aquifers;

~b) maps and cross-sections showing the depth to water, water-level contours, direction of ground-water movement and the estimated thickness of saturation in the aquifers;

probable yields of the proposed wells (in gallons per minute and acre-feet per year) and probable length of time that the aquifer system will produce water at rates sufficient to meet the demands under full development of the subdivision. This information shall be based on pump-test analyses, hydrogeologic boundaries, aquifer leakage, and historic water-level changes, giving consideration to mutual interference of the proposed wells, and the interference of existing wells; and

~d) a 40-year schedule of the effects of the projected water withdrawals for the subdivision on water levels and natural discharge~ and

4. a hydrologic report, if part or all of the supply is to be obtained from surface-water sources, containing the following information:

(a) source of water suppl~

(b) drainage area above the point of diversion;

analysis records; of relevant historical runoff and

d) projected water supply available for the subdivision requirement S.

F. The subdivider's disclosure statement shall include the following information:

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1. the minimum daily quantity of water to be provided for each parcel and each use proposed in the disclosure statement;

2. the time at which water will be made available at each parcel, if needed, and for each use proposed in the disclosure statement;

3. whether or not the prospective purchaser or lessee will be required to pay for extension of the water system to his parcel, if he desires water prior to the date scheduled under paragraph F.2 above;

4. life expectancy of the water supply under full development of the subdivision; and

5. a description of the means of water delivery.

II. Type-Three, Type-Four and Type-Five Subdivisions

A. The water supply for all proposed uses, other than domestic, shall be provided by the subdivider. Domestic water supply may be provided by the subdivider or by the purchaser or lessee of each parcel at his own expense. To the extent that the water supply is to be provided by the subdivider, the regulations of Section I shall apply.

B. If the domestic water supply is to be furnished by the purchaser or lessee of each parcel, the subdivider shall submit reports, prepared by or under the supervision of a registered professional engineer, in accordance with Sections I.E.3 and I.E.4, as appropriate.

C. The subdivider shall include in a disclosure statement, whether or not such a statement is required by Chapter 348, Laws of 1973, the following information:

1. a statement of the proposed uses of water, if any;

2. a statement disclosing whether the subdivider is to provide domestic water supply or the prospective purchaser or lessee will be required to provide his own domestic water supply;

3. if the prospective purchaser or lessee is to provide his own domestic water supply:

(a) average, maximum and minimum depths of ground water within the subdivision;

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(b) recommended total depths of wells;

estimated yield in gallons per minute of wells completed to recommended total depths;

~d) life expectancy of the water supply under full development~of the subdivision;

'e) recommended pump settings and size;

(f) lithologic character of formations through which well is to be completed; and

(g) source and yield of surface-water supply, if any.

III. Reservation of jurisdiction

every action of the board of county commissioners approving a subdivision plat in part or in full, shall contain an express condition reserving jurisdiction for the purpose of a subsequent determination whether any material misstatement or error of fact in the disclosure statement or otherwise, upon which the commission relied, or a subsequent failure to comply with a material provision of the disclosure statement or a subsequent failure to comply with county regulations, has been made to appear, and whether such misstatement, error or failure requires suspension or revocation of plat approval.

